



August 19, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, August 19, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, Bill Burgin (Co-chair), George Busby, Graham Carlton, John Casey, Phillip Conrad, Ronald Fleming, Mark Lewis (Co-chair), Edward Norvell, Rodney Queen, Jeff Smith, Bill Wagoner, Victor Wallace, Diane Young, and Craig Lewis (The Lawrence Group) **Staff Present** – Dan Mikkelson, Diana Moghrabi, Joe Morris, Lynn Raker, Patrick Ritchie

The meeting was called to order, with Bill Burgin, Co-chair, presiding. The minutes from the June 17 meeting were accepted as written. Revised Chapter 2 and district zoning maps were distributed to members for today's discussion. Flyers of the Rowan County Land Use Plan Public Forums were distributed. It is recommended that members attend the August 26 meeting at the North Rowan High School Cafeteria from 6:30-8:30 p.m.

Members received a District Matrix (attached) that demonstrates how existing districts translate to the new Ordinance. There are small sections of the district map that do not translate to the proposed zoning and require a staff recommendation. Some examples of these areas were mentioned, as well as examples of current M1 properties that have been developed as apartments. A major dilemma will be whether to zone areas as currently developed or as currently zoned. Under the proposed zoning, current M1 and M2 zoning districts will not be cumulative. Industrial zoning (LI & HI) will be non-residential and limited retail. Car dealerships on Jake Alexander Blvd. in the current M1 will be zoned Highway Business (HB). It will be necessary to evaluate M1 districts that are being used as R-6A; R-6A is presently viewed as more valuable. It was decided that a committee of four members (Jake Alexander, Karen Alexander, George Busby, and Bill Burgin) will look over the maps with staff to identify these areas and make a recommendation to the LDOC.

Members voiced their concerns about getting out notifications of the zoning changes to property owners. Craig Lewis reiterated that the City is not required to notify by mail unless a property is downzoned. When in doubt, though, notify. At the proper time the City will purchase a large, probably two-page, public notice in the Salisbury Post. If a property is zoned to "actual use" the owners will be notified by mail.

Craig Lewis then made a Power Point presentation on codes that build communities (transect). He demonstrated how Salisbury is an ideal city to use this theory which designs cities and

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